

MULDOON'S™

ESTD '02

IRISH PUB

MULDOON'S

A quintessential neighborhood pub and eatery, and centerpiece of downtown Wheaton, that offers quality food & spirits and friendly service, all in an inviting atmosphere.

Visiting a bar or restaurant that feels like home every time never gets old. And when it comes with friends or family, a great meal, and perhaps even some live music, well then, you're really on to something. Established in 2002, Muldoon's is just this kind of place, where the comforts of comfortable dining are always the order of the day. For the past fifteen years we've been your neighborhood Irish bar and restaurant, wonderfully quaint and relaxing, with pub fare classics and friendly service that never disappoint.

When you come to Muldoon's, you're a part of the family, and we regularly love our regulars. It just what we do. Our customers are the reason we do what we do, so we aim to always give our best. When you step through our doors, let your shoulders fall, your smile widen, your thirst be quenched and appetite appeased.

MULDOON'S

An authentic cottage-style Irish pub that offers the quintessential atmosphere, food, and drinks that are true to its name.

"Great pub/restaurant in downtown Wheaton. I have been here many times with my friends for all sorts of occasions. The food is great, especially their Royal Burger. I have always received excellent service and will return whenever I am back in the Wheaton area."

- Yelp Review

"I really like this place! No holes barred, just good, wholesome pub food. My friend and I ordered salads and shared both - the steak salad and the grilled honey chicken with dried cherries. Both were nicely plated with a multitude of veggies, Asian pears, roasted walnuts, homemade dressings. We both wanted salads without a healthy dose of sodium and our server, Taylor, was happy to ask the kitchen staff what they could do. Perfect. The hot apple crisp crumble dessert was delicious as well. I think the dessert was \$6 and the salads were \$13 and \$15 and were more than ample. With a fantastic beer menu and the usual fountain drinks and tea, a huge menu of tempting treats and salads, sammie's and entrees, Muldoon's has that great quality, great price, thus, happy Irish pub guests!"

- Yelp Review

Muldoon's Irish Pub

Privileged & Confidential



Address: 133 W Front Street
Wheaton, IL 60187

Building Size: ~6,000 SF
Patio Size: 350 SF
Net Rentable: ~6,000 SF
Land Area: Unknown
Zoning: C4 business district
Year Built: 1950

Open Date: 2002
Lease Ends: Sep 2025
Annual Rents: \$141,728 (NNN)
RE Owned/Leased: Leased

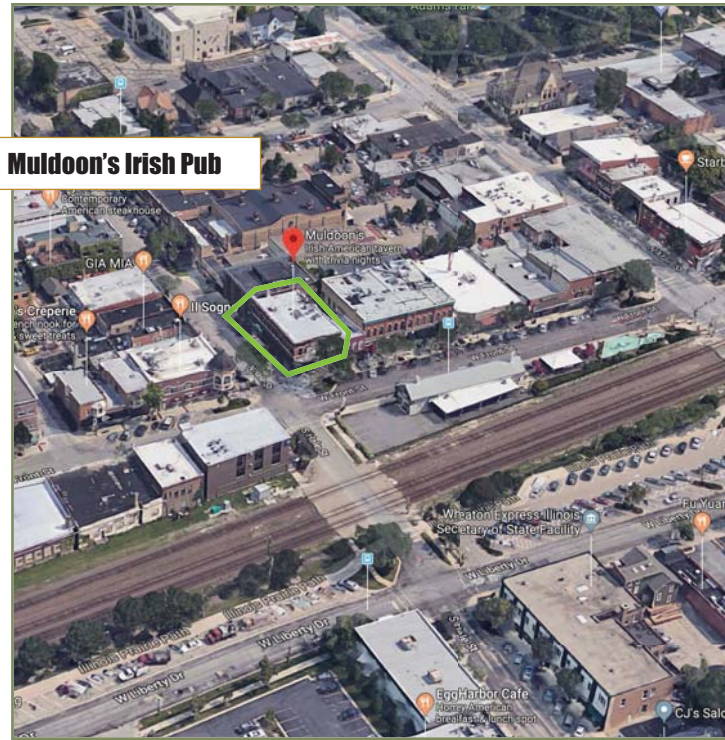
ABOUT MULDOON'S IRISH PUB

For the past seventeen years Muldoon's has established itself as the centerpiece of quaint downtown Wheaton. Muldoon's serves as a local gathering hot spot for surrounding community members, families and visitors alike for sporting events, family celebrations or outings as the best spot to grab good food in Wheaton.

Stories: 1
Foundation: Concrete
Exterior: Brick
Ceilings: 8' - 10'
Use: Full-Service Rest.
Seating: 185
Appraisal Value: N/A

Area Demographics

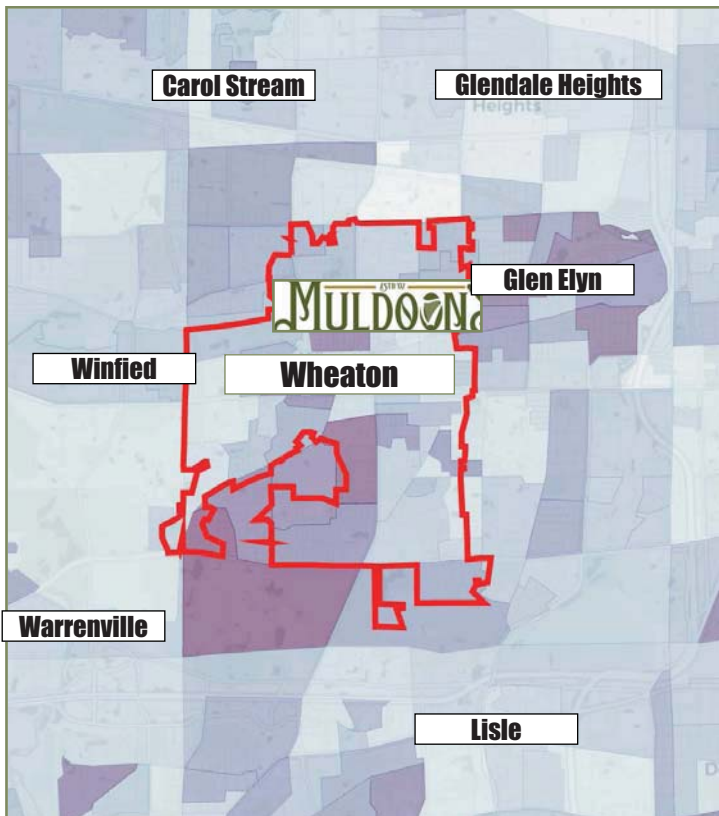
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|------------------------|-----------|
| Population - Wheaton | 53,644 |
| Median Age: | 38.1 |
| Median Household Inc.: | \$95,035 |
| Median House Value: | \$361,905 |



Muldoon's Irish Pub



Confidential



 **Wheaton City Boundary**